

***Village of Barrington
Plan Commission
Minutes***

Date: May 28, 2003 Special Meeting

Time: 7 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Bhagwant Sidhu
Harry Burroughs
Steve Mack
Steve Morrissey
John Rometty

Staff Members: Keith Sbiral, Senior Planner
Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Ms. Bush called the meeting to order at 7 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, present; Steve Mack, absent; John Rometty, absent; Steve Morrissey, present.

There being a quorum, the meeting proceeded.

Old Business

PC 02-10; Heart-Key Development (Listhartke Annexation and Subdivision) 64-70 North Ela Road.

Petitioners: Bill Graft, attorney for the owner; Keith Lacy, engineer; Charlie Krump, landscape architect.

Ms. Bush announced the order of the procedures.

Ms. Bush swore in all persons wishing to speak, including the petitioners.

Mr. Graft introduced the petitioners.

Ms. Bush asked if the Mr. Graft had the green cards for notice purposes.

Mr. Graft indicated that the case had been continued and the cards were presented at the original hearing.

Mr. Graft indicated that the petitioners had meetings with the neighbors on Feb 16-18 (four different meetings). One meeting with each homeowners' association and one large group meeting at Northern Trust Bank had taken place. Mr. Graft discussed other individual meetings they had had with neighbors and Lake County DOT.

Mr. Graft pointed out the size of the subdivision in relation to the surrounding subdivisions.

Mr. Graft indicated that all plans had been given to each of the neighboring homeowners' associations and Mr. Jim Perille, a resident in the area.

Mr. Graft discussed the transportation improvements. He specifically talked about the turn lane that Lake County was requiring for access onto Ela Road. Mr. Graft said that turn lanes are required on the East and west side of the road by Lake County DOT.

Mr. Graft pointed out that this development was an annexation. He continued to describe how the subdivision fit into the Village of Barrington 2000 Comprehensive Plan. Mr. Graft discussed density relative to the surrounding subdivisions. Mr. Graft read the Zoning Ordinance requirements for planned developments in SPAs. Mr. Graft discussed three key items:

1. Landscape island. Mr. Graft presented a drawing showing where a landscape island would be. The petitioners wished to maintain a landscape island in the cul-de-sac.

2. Bike path. Mr. Graft and Mr. Lacy pointed out and described the bike path proposal. Mr. Graft was concerned with the eight-foot width the Village was recommending. He felt that eight feet might be too wide. The petitioners were in support of a pedestrian path, but they felt it did not need to be eight feet wide.

3. Water main looping. Mr. Graft indicated that the petitioner had provided adequate water main connections. He did not feel that the connection through the Lishartke-uncle's property was necessary. The petitioners were amenable to this, but they would want a re-capture agreement.

Mr. Lacy, engineer for the petitioner, presented site drainage issues and water main looping issues. Mr. Lacy explained how the site was drained into Lake Louise, specifically, he addressed siltation concerns. Mr. Lacy pointed out the detention ponds on the engineering drawings and how they would affect drainage. Mr. Lacy explained the reduction in flow rates with the site improvements.

Mr. Lacy discussed the erosion control measures – both temporary and permanent. Silt fences will be used during construction. Hay bail barriers will be placed at all inlets. At the entrance to Ela Road, where construction traffic will be entering and exiting the Lishartke property, a large bed of stone will be installed.

Mr. Lacy continued by noting the permanent erosion control measures that will be installed. Silt basins will be installed on each catch basin. Sumps will be installed in each of the catch basins. The retention ponds will act as siltation basins. These basins reduced debris by 85% according to studies. Currently, there is no erosion control.

Mr. Lacy discussed the water main looping.

Ms. Bush asked about who cares for the erosion control.

Mr. Lacy said that the Homeowner's was responsible for the maintenance and it was protected by a letter of credit.

Mr. Lacy described the water main looping. He pointed out the three connection points. Mr. Lacy said that Fox Point East was only connected to the main at one point. That subdivision would benefit from the three connection points. Mr. Lacy felt that this would significantly improve the water main situation because it would eliminate dead ends in the system because dead ends decrease water pressure and improve water quality. Mr. Lacy pointed out the two connections into the sanitary sewer.

Mr. Lacy described the Ela Rd improvements. He described the striping and the tapering of the new turn lane and how vehicles would be "stored" in these lanes. Mr. Lacy also pointed out that Fox Glove Lane residents would benefit from these improvements.

Mr. Lacy described utility upgrades regarding water and storm water systems. Mr. Lacy answered questions made by the Village Engineer and Public Works regarding the concerns for water main looping and the width of the bike path. Mr. Lacy said that the petitioners would answer those questions.

Mr. Burroughs asked about soil borings.

Mr. Lacy said that soil borings will be done after preliminary approval.

Mr. Burroughs was concerned that the soil will not be adequate for building. He asked if the petitioner would be building the homes or selling the lots.

Mr. Lacy said they would be selling the lots.

Charlie Krump, landscape architect for the petitioner.

Ms. Bush swore in Mr. Krump.

Mr. Krump pointed out that there were 554 trees on the Lishartke property, not 950. He continued to discuss what would happen to the trees in the area. Decisions on keeping or removing them would be made as the homes were built. Mr. Krump discussed the trees on the West side of the property. The Village Forester, Mike Szymanski, had requested that there be some selective removal of trees since many were grouped too close together.

Mr. Krump indicated what trees would be kept, moved, and/or removed completely on the plan.

Mr. Krump indicated that protective fencing will be used to protect trees throughout the development of the Lishartke project. Mr. Krump indicated that some of the trees were invasive species and may not be that important since they are not pre-settlement trees. Mr. Krump would not chain himself to many of these trees to preserve them. Wooded lots would sell for more and were desired to preserve the buffer between the subdivisions and preserve the forest.

The petitioners were eager to follow village recommendations regarding tree species. Mr. Krump discussed the soil types that existed in the Barrington area.

Mr. Krump discussed retention pond vegetation. Mr. Krump indicated that plants in the basin need to be wetland plants that are good at filtering toxins. Side slopes would also have wetland qualities. The flat lands would have a more prairie look. Mr. Krump indicated that the landscape island would be a nice addition to the development.

Mr. Graft recapped the benefits of the proposed developments. Mr. Graft discussed the current county zoning and what the exact request was: annexation, rezoning from R-1 to R-3, subdivision, and Planned Development approval.

Staff Report:

Keith Sbiral, Senior Planner, went over the staff report. Mr. Sbiral said that Mr. Dennis Burmeister, Asst. Director of Public Works, would be available to answer questions relative to engineering. Mr. Sbiral said that the petitioner had been very cooperative through the whole process.

Mr. Sbiral went over the roadway proposals. Mr. Sbiral said that the current proposal is the best for circulation, planning, and public safety perspectives.

Mr. Sbiral went through the Staff Report.

- Zoning Ordinance compliance – it complies no exceptions were requested.

- Special Use/Planned Development standards – they are met.

- Comprehensive Plan – development is consistent with the comprehensive plan.

Mr. Sbiral discussed the bike path proposal.

Ms. Bush asked about staff's opinion on the bike path.

Mr. Sbiral indicated that staff supports putting the bike path on the utility easement.

Ms. Bush asked about width and material of the path.

Mr. Sbiral said that staff wanted the path to be 8 feet wide and made of concrete.

Mr. Sbiral indicated that there were no major issues with the traffic. He also indicated that there were no outstanding issues with the engineering. Landscaping was also complete and accurate.

Mr. Sbiral spoke to the Subdivision Regulations – all requirements were being met.

Mr. Sbiral spoke to the letters of credit and maintenance issues.

Mr. Sbiral said the next step was to finish the annexation agreement.

Mr. Sbiral stated staff's recommendations:

Based on the above considerations, the staff recommends the Plan Commission recommend approval of PC 02-10 to the Village Board of Trustees with the following conditions:

1. Easements shown on the preliminary plat shall be subject to approval by the Department of Public Works prior to Board of Trustee approval.
2. Any outstanding engineering issues must be resolved during the final engineering phase, prior to recording of the final subdivision plat with the County Recorder's Office.
3. The "Alternate A" proposal for a bike path should be adopted. The proposed bike path should be incorporated into the twenty (20) foot utility easement and should be no narrower than eight (8) feet.
4. The proposed plans shall be modified to eliminate the island in the southern "eyebrow."
5. Detailed tree protection shall be required on all final demolition, engineering and individual lot development documents.
6. Staff recommends that formal notification of wetland plantings and other subdivision requirements be supplied to prospective owners prior to purchase.
7. All plant material shall be installed at the appropriate planting time, not when it is convenient for the development.
8. The petitioner shall contact the Barrington Park District and Barrington Area Library District to insure inclusion into their districts.

Mr. Sbiral deferred to Mr. Burmeister to discuss the island, bike path, and water main loop.

Mr. Burmeister discussed the water main loop. Village's long-term plan was to have a 10-inch main running along Ela. These connections would facilitate this. He also said that recapture would be possible.

Mr. Larsen asked if the Village could bear the cost and recapture rather than put the burden on the petitioner.

Mr. Burmeister said that this was not the Village's policy.

Mr. Larsen said that this had been done for development along S. Barrington Rd.

Mr. Burmeister said this arrangement might be possible. The Village wanted to see larger connections and the proposal showed slightly undersized connections.

Mr. Burmeister spoke to the bike path issues. He discussed recent bike path installations. Further, he said that measures could be taken to discourage vehicular travel on the bike paths.

Mr. Larsen asked about the width for the Oaks of Barrington.

Mr. Burmeister said that he would research those discussions.

Mr. Burmeister said that he would defer to the Plan Commission's recommendation regarding the landscape island.

Mr. Morrissey asked about bike path surfaces and whether they would be consistent with those in Cuba Marsh.

Mr. Burmeister said that maintenance would be the main issue.

Mr. Sbiral said that the Village would prefer paved bike path.

Mr. Morrissey asked about who would maintain the bike path.

Mr. Graft said the homeowner's association would maintain the path.

Ms. Sidhu asked about the bike path along Ela Rd.

Mr. Graft was pleased with staff's report and the work that they had done with the petitioner.

Ms. Bush gave guidelines for public comment.

PUBLIC COMMENT:

Mike Nowick, 1340 S. Lake Shore Drive, President from Fox Point Homeowners' Association.

Four points

1. The Village should retain an independent engineer to look at drainage into Lake Louise. Mr. Nowick indicates concerns with over-siltation of Lake Louise.
2. Letter of credit set up service of pumps, similar to that of Chateaux Borne.
3. Paths should not be marked with street signs or maps. Mr. Nowick stated that personally he felt that an eight-foot wide path is too excessive.
4. Concerned with changes in square footage, covenants.

Mary Nordland, 215 Tall Trees Drive.

Ms. Nordland stated that Tall Trees would like to be tied into the bike path.

Mr. Larsen said that the homeowner's association and the petitioners were not in agreement as to where the connection would take place. He felt that the association should meet with the homeowners and the petitioners. This issue would not be considered tonight.

Jeff Gardner, 529 Fox Glove Lane.

Mr. Gardner was also concerned with the development's changes relative to the change in developer. Fox Glove Lane was in support of the configuration and the roadway and the bike path configuration. Mr. Gardner agrees with Fox Point's concerns.

Ms. Bush clarified that Fox Glove Lane was in support of an eight foot wide bike path.

Mr. Gardner said this was acceptable. Mr. Gardner wanted Lake County to improve the bike path to Cuba Marsh because it was dangerous.

Ms. Bush asked if the Village had any control over this.

Mr. Graft said that these improvements had been discussed with Dusty Powell at Lake County. Mr. Graft discussed the future plans for the bike path.

Mr. Gardner thanked the commission and the staff for their work.

Mr. Sbiral clarified Fox Point's concerns. The Village retained an independent engineer and letters of credit were Village policy. Village of Barrington does not want signage for the bike path to discourage unnecessary bike traffic.

John Keenan, 1519 S. Lake Shore Dr.

Mr. Keenan lived one house away from the "super highway," or bike path. Mr. Keenan said he moved to the Village about one year ago from the City of Chicago to get away from concrete. He felt that, as an avid tri-athlete, there were plenty of places to bike and this path was ridiculous and not needed.

AUDIENCE: Amen!

Cynthia Verbinski, 1521 S. Lake Shore Dr.

Ms. Verbinski was speaking on behalf of 27 individuals. Ms. Verbinski stated that she was not able to get a clear answer from staff regarding the purpose of the bike path. Fox Point did not want to encourage bike traffic due to safety concerns. Fox Point was in favor of bike paths around neighborhoods, but not through them. Ms. Verbinski stated that there were concerns that the path would become part of a regional bike path. If the path was a neighborhood connector, it did not need to be eight feet. A vote should be taken among neighboring residents to see who wants to see this connection made. Fox Point was not in favor of building a connector. Ms. Verbinski was personally concerned about motor bikes and motorcycles utilizing this path. She felt that this path provided easy access to the neighborhood for theft.

Klaus Vernestern, 230 N. Valley Rd.

Mr. Vernestern was an engineer and he wondered if the soil was appropriate for the retention ponds.

Jane O'Neil, 530 N. Lake Shore Dr.

Ms. O'Neil had several questions regarding bike path connections with Roslyn Road School.

Mr. Sbiral said it was a five-foot concrete sidewalk.

Ms. O'Neil was concerned with the looping connection that "bypassed" the retention areas. Ms. O'Neil tried get in touch with the Village Forester, but was unable to. She wanted to know the extent of tree and brush removal. Ms. O'Neil wanted to know how that would affect noise from Ela Rd and screening of the property.

Mr. Lacy addressed the storm water issue. Mr. Lacy said that the petitioner was not required filter the detention pond, since it was already detained. The bypasses were only for the Tall Trees detention ponds. Mr. Lacy pointed out the storm drains and which ponds they went into.

Mr. Krump addressed tree concerns. One percent of the trees were dead and going to be preserved. Fifty-seven trees will be taken out for roadways and/or utilities, twenty-eight trees were dead and/or hollow. One hundred and forty, or so, trees would be removed due to excavation. Mr. Szymanski (Village Forester) was working with the petitioner on preserving some of these 140. Three hundred and twenty-two trees will be preserved unless best forest management practices dictated that some of these trees be removed. Undergrowth was being promoted by the Village Forester by thinning out some of the trees. There might be an opportunity to plant more undergrowth if thinning is practiced. Mr. Krump said that currently there is not a lot of undergrowth on the Lishartke property.

Ms. O'Neil said the Village Forester would be willing to walk the property with the neighbors to clarify issues.

Ms. Bush encouraged this.

Jim Perille, 514 North Lake Shore Dr.

Mr. Perille pointed out that the land did not have to be annexed and that even though it fit the Comprehensive Plan, the Village should seek to annex the best land. Mr. Perille also said these sorts of developments should be handled by reputable, experienced developers. He was uncomfortable with long-term maintenance of the storm water detention. He was worried that the bike path would be a regional bike path. He felt it opened the door for more traffic and a regional bike path. Mr. Perille did not think this was a very good development. Mr. Perille felt that the overall density was not less than the surrounding subdivision because the lots were smaller than those in the surrounding developments. Mr. Perille felt that the homeowner's association would not be able to maintain their storm water and other responsibilities because of the small number of homes.

Mr. Jeff Gardner wanted to clarify the bike path width. Fox Glove Lane residents were flexible on the width of the path. Fox Glove Lane residents wanted to be in harmony with their neighbors. The connection seemed to make sense

Diane Joseph-Feldman, 1314 N Lake Shore Dr.

Ms. Joseph-Feldman said that the bicycle path would be an absolute abomination. She felt the bike path would be regional. She felt the safety of the neighborhood would be compromised. Ms. Joseph-Feldman said the people would come down Long Grove Road from the regional bike path and infiltrate the Fox Point neighborhood. Ms. Joseph-Feldman was concerned that outsiders would come in and use Fox Point's amenities that they had paid dearly for. Fox Point residents discourage non-residents from using Lake Louise. She wanted to see official village oversight controlling access to Lake Louise. Ms. Joseph-Feldman stated that Fox Point residents had spent \$500,000 to dredge their lake a few years ago. She was concerned that the storm water management plans were problematic because of the size of the proposed subdivision. The residents of Fox Point did not want the Lishartke subdivision because it would make the community unsafe. Ms. Joseph-Feldman did not want outsiders from Long Grove Road to come to Fox Point to view the lake. She said that the width of the bike path would encourage vehicular traffic. Ms. Joseph-Feldman asked why not make the path twenty feet wide, put picnic tables out and invite the whole world into Fox Point. The width of the bike path was an abomination and joke. Ms. Joseph-Feldman wondered about the status impact fees and what the Village was doing about implementing impact fees. She felt impact fees could take care of a lot of issues surrounding the Lishartke proposal.

Mr. Larsen mentioned the Board of Trustees had begun to consider an impact fee ordinance.

Mr. Sbiral discussed the impact fee ordinance in detail and what the Board of Trustees were doing.

Bill Capton, 1217 North Lake Shore Dr.

Mr. Capton asked why the developer sought an intrusion into Fox Point with all the water problems that had been discussed.

MOTION:

Mr. Larsen made a motion to continue the public hearing to the June 4, 2003, Special Meeting at 7 p.m.
Ms. Sidhu seconded the motion.

Voice vote noted all yes.

Planner's Report

Mr. Sbiral handed out the resolution for speedy conclusion to Village initiated cases, specifically the Comprehensive Plan amendment that the Village Board of Trustees initiated in November 2002.

Mr. Sbiral explained what the resolution said.

Ms. Bush asked about how to make the comments.

Mr. Sbiral said that would be discussed at the June 10.

Mr. Sbiral asked that the Plan Commission extend the June 10 meeting by 1 hour by order of the Village Manager.

Adjournment

Mr. Larsen moved to adjourn the meeting. Mr. Morrissey seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,
Jeff O'Brien, Planner/Zoning Coordinator

Anna Bush, Chairperson
Plan Commission